

Canal Place

**Preliminary Land Use Service (PLUS) Submission
April 30, 2004**

**Prepared By:
Canal Place, LLC
c/o – Daniel B. McGreevy
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Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name **Canal Place**

2. Location: **West of Erie Avenue and East of White's Creek**

3. Parcel Identification #: **1-34-13-1175.00, 1175.01, 1175.02** 4. County or Local Jurisdiction Name: **Sussex**

5. Owner's Name: **Canal Place, LLC (contract purchaser)**

Address: **4260 Highway One, Suite 6**

City: **Rehoboth Beach**

State: **Delaware**

Zip: **19971**

Phone: **302-226-9655**

Fax: **302-226-5083**

Email:

6. Applicant's Name: **Canal Place, LLC**

Address: **4260 Highway One, Suite 6**

City: **Rehoboth Beach**

State: **Delaware**

Zip: **19971**

Phone: **302-226-9655**

Fax: **302-226-5083**

Email:

7. Engineer/Surveyor Name: **ESP Design Services, Inc.**

Address: **803 N. Salisbury Blvd., Suite 2300**

City: **Salisbury**

State: **MD**

Zip: **21804**

Phone: **410-572-8833**

Fax: **410-341-3970**

Email:

8. Please Designate a Contact Person, including phone number, for this Project: **Dan McGreevy (302)226-9655**

Information Regarding Site:	
9. Area of Project (Acres +/-): 12.1	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input checked="" type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." Any previous applicants? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
12. Present Zoning: GR	13. Proposed Zoning: GR (with conditional use)
14. Present Use: Mobile Home Park	15. Proposed Use: Single Family Detached
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Mobile Home Park	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input checked="" type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Current Community System will likely be converted to Sussex Shores Utility System What is the estimated water demand for this project? 21,750 G.PD (87 Units x 250 G.PD) How will this demand be met? The exiting onsite system, or a connection to existing Sussex Shores Facilities	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County	
20. If a site plan please indicate gross floor area square footage: N/A	
21. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of Lots/units: 89 Gross Density of Project: 7.19 Net Density 9.02 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

23. If residential, please indicate the following:

Number of renter-occupied units: **0**

Number of owner-occupied units: **87**

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☒ Move-up buyer – if checked, how many units

☒ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: **25.0%**
Square Feet: **131,500**

Proposed Use: % of Impervious Surfaces: **47.1%**
Square Feet: **248,405**

25. What are the environmental impacts this project will have? **None**

How much forest land is presently on-site? **0** How much forest land will be removed? **0**

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☒ Yes ☐ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☒ Tidal **Acres 0.18**

☒ Non-tidal **Acres 0.96**

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☒ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☐ Yes ☒ No

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site

Quantity management is not required; quality management is anticipated to be satisfied through sand filters or other DNREC approved means

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): **Sheet flow to tidal waters**

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? **0.25 Acres 10,000 Square Feet**

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **Passive Recreation**

Where is the open space located? **At the tips of the peninsulas**

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☐ Yes ☒ No If "Yes," what are they?

34. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No

Acres on-site that will be permanently protected **0**

Acres on-site that will be restored **0**

Acres of required wetland mitigation **0**

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed **Sand filters, silt fence, etc.**

Buffers from wetlands, streams, lakes, and other natural water bodies **50' from state tidal wetlands or mean high water**

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No

36. Will this project generate additional traffic? ☐ Yes ☒ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season **832 vehicle trips (416 entering, 416 exiting)**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **Less than 1%**

<p>37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Will this project connect to public roads? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Project will connect to Central Avenue via existing Erie Avenue at an existing traffic light. Both Central Avenue and Erie Avenue are 2 lane asphalt roadways</p> <p>Please describe the road in front of the development: Lanes 2; width Varies ; shoulders. Grass</p>
<p>38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. What potential is there to connect this project to existing or future development on adjacent lands None</p>
<p>40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If "Yes," please indicate what will be affected (Check all that apply)</p> <p><input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery</p> <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>43. How are you coordinating with other public/private projects in your area? We anticipate connecting to the recently completed Sussex County sewer, as well as extending Sussex Shores Water facilities</p> <p>Are you willing to discuss interconnectivity? Yes</p>
<p>44. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:</p>
<p>45. Please make note of the time-line for this project: Zoning submission to Sussex County will occur following PLUS. Construction will commence once all approvals are received.</p>
<p>I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>_____ Signature of property owner or contract buyer</p> <p>_____ Signature of Person completing form (If different than property owner)</p> </div> <div style="width: 45%;"> <p>_____ Date</p> <p>_____ Date</p> </div> </div>

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

Canal Place

Project Summary

The Canal Place property is currently zoned GR General Residential the purpose of which is to provide medium density residential uses. The project, if approved, will be developed as General Residential with a Conditional Use permit to allow the construction of single family detached homes. The proposed density is 87 homes clustered on the three fingers of land and will be constructed over a three year period.

Canal Place is located on the west side of Cedar Neck Road backed up to White's Creek in Sussex County, Delaware. The 12.1 acre site is designated as General Residential within the Environmentally Sensitive Developing Area according to the Sussex County Comprehensive Plan dated January, 2003. A team of design, engineering, soils, architectural and environmental professionals, among others, have worked diligently inventorying and analyzing the site in an effort to create a neighborhood plan that fits appropriately within the existing and developing surrounding community. The concept for Canal Place focuses on preserving the natural features of the site while providing a unique sense of place and neighborhood in keeping with the manner in which the surrounding area has been and is being developed.

The neighborhood plan for Canal Place is organized within the 12.1 acre site that is currently occupied by an approved 87 unit mobile home park. The site is composed of currently developed land with recently installed sanitary sewer facilities for 87 homes provided by Sussex County. Existing paved private streets will serve the new neighborhood. No wetlands filling is proposed nor Federal permit required.

The storm water management system for the site will be an interrelated set of swales, biofiltration trenches, underground sand filters, permeable pavement, etc, which together with carefully crafted conservation design and nutrient management techniques monitored by the home owner's association and state of the art best management practices.

Canal Place will be served by public water and sewer. A high quality, reliable source of potable drinking water and fire protection service will be provided by Sussex Shores replacing the private system that is currently operated by the existing home owner's association. As mentioned above, public sewer for 87 homes installed by Sussex County already exists on the site.

The existing street system will remain private with maintenance provided by the home owner's association. A unified street and site signage, lighting and landscaping system will be incorporated into the plan.

In summary, Canal Place has been planned in a manner that will "fit" sensitively within the surrounding developing community providing a recognizable sense of place and neighborhood for its residents. In addition, no changes in terms of sanitary sewer are proposed and, with the addition of appropriate storm water management and best management practices resulting in a reduction of nutrients leaving the site, environmental and economic benefit to the public is achieved.

Canal Place

Environmental Assessment and Public Facility Evaluation Report

In accordance with the recently adopted Sussex County Environmentally Sensitive District Overlay Zone Ordinance, this Environmental Assessment and Public Facility Evaluation Report has been prepared to define the design parameters, and potential impacts, of the proposed Canal Place Residential Planned Community.

General Overview:

Canal Place is a proposed Residential Planned Community located within the Environmentally Sensitive Development District of Sussex County. It is located on the east side of White's Creek, approximately 800 feet west of Cedar Neck Road. Utilizing the existing General Residential (GR) zoning, the proposed Conditional Use Permit will allow for the grouping of 87 single family homes, assembled in groups not exceeding four units per group, to be developed on the existing three "fingers" of land which comprise the current site.

Drainage and Stormwater Runoff:

The Canal Place development is surrounded by tidally influenced waters and lagoons, thereby creating a direct tidal connection from the proposed stormwater management facilities. As such, management of stormwater runoff *quantity* is not required since there are no concerns to downstream damage due to the potential for additional runoff generated from increased impervious surfaces.

Stormwater *quality* will be addressed through the use of a combination of sand filters and / or bio-filtration swales (or other DNREC approved methodology) such that the proposed development results in a net decrease in nutrient (as measured in nitrogen and phosphorus content) loadings to the adjacent White's Creek, when compared to the existing trailer park use of the existing site. This reduction is mandated by Articles 4 and 5 of the DNREC, Total Maximum Daily Loads (TMDLs) for Indian River, Indian River Bay, and Rehoboth Bay, Delaware, Secretary's Order No. 98-W-0044, as issued November 6, 1998.

Potable Water:

The existing mobile home park which currently occupies the Canal Place site is currently served by an onsite, private, water supply system. As the current system does not provide fire protection to the site, a connection to nearby Sussex Shores water facilities is expected. It is understood that Sussex Shores will be required to obtain a Certificate of

Public Conveyance and Need to serve the site, and this process will be undertaken during the Sussex County approval process. Once the extension of Sussex Shores facilities is completed, potable water, including both domestic and fire flows, may be provided.

Based upon an average water consumption of a single family detached home of 250 gallons per day (GPD), the proposed 87-unit Canal Place development may be anticipated to consume approximately 21,750 GPD. As this site is anticipated to be served by extensions of existing Sussex Shores facilities, no impact to any surrounding private wells are anticipated.

Wastewater Treatment and Disposal:

The Canal Place site lies within the Sussex County Cedar Neck Sanitary Sewer District, and the County has recently installed gravity sewer mains throughout the existing site, which are anticipated to be reused in the proposed Canal Place development. All wastewater will be treated and disposed of at the Sussex County South Coastal Wastewater Treatment Facility just south of Ocean View, Delaware. As this site is currently, and is proposed to continue to be, served by existing Sussex County facilities, and no wastewater will be treated or disposed of onsite, no impacts to the surrounding surface or ground waters are expected.

Impacts to Surrounding Roadways:

The Canal Place development is proposed to contain 87 single family detached homes, and will replace an existing 87 unit mobile home park. Based upon the latest Institute of Transportation Engineers Traffic Generation Manual, a single family home is anticipated to generate approximately 9.56 vehicle trips per day (1/2 entering the site, 1/2 leaving the site), and the site is anticipated to generate approximately 832 vehicle trips per day (416 entering, 416 leaving). However, as most of the proposed homes are anticipated to be second homes for their purchasers, the actual vehicles per day will most likely be less. In comparison, the latest Traffic Generation Manual indicates that a single mobile home is anticipated to generate 4.99 vehicle trips per day (1/2 entering, 1/2 exiting), which results in an estimated current site traffic generation of 434 vehicle trips per day (217 entering, 217 leaving). Therefore, the proposed Canal Place development may be anticipated to cause an increase in the site's traffic generation of approximately 398 vehicle trips per day. It is anticipated that this increase will not cause any adverse impacts to the surrounding road network.

Endangered or Threatened Species:

The Canal Place development site is currently comprised of an existing mobile home surrounded by tidal waters. Requests were made to the State of Delaware Natural Heritage Program and the US Fish and Wildlife Service in April 2004, but no responses have yet been received (see Attachment A). However, given the fact that the current site is developed with an 87 unit mobile home park, with no open space, the existence of any endangered or threatened species is not expected.

Preservation and Protection of Tidal and Non-Tidal Wetlands:

The proposed Canal Place development has been designed in a manner which honors all regulated wetlands. No impacts are proposed.

Open Space and Buffers:

The proposed Canal Place development has been designed to allow for the creation of approximately 0.25-acres of community open space at the tips of the existing “fingers,” and no impacts are proposed to the existing state or federal regulated wetlands. In addition, the clustering technique utilized has created additional onsite areas which may be used by the homeowners for passive recreation, and will aid in filtering stormwater runoff.

Proposed Public and Private Infrastructure:

As part of the proposed Canal Place development, public water facilities will be extended to the site. Public sewer facilities already exist on the site, and will be utilized in the proposed Canal Place development.

Economic Benefit:

The proposed Canal Place development is anticipated to benefit the local and state economies in many ways, including: 1) the extension of public water to the site will result in the possibility of adjacent property owners connecting to the system at a reduced cost, and 2) the development is anticipated to increase the tax base of Sussex County.

Recreational Benefits:

As part of the development of the Canal Place development, the existing boat ramp to White’s Creek will be reconstructed, and six (6) boat trailer parking spaces will be constructed. In addition, the many existing dilapidated docks are anticipated to be removed and replaced by either a single new structure per “finger” of land, or with new individual docks, for use by the residents of the development.

Actions Taken to Mitigate Proposed Impacts of the Development:

The proposed Canal Place development is not anticipated to produce any negative impacts to the environment, or on its surrounding community. However, the following items are important to note: 1) all existing state and federal regulated wetlands will be maintained and no disturbances to the wetlands are proposed, 2) the existing dilapidated boat ramp and docks will be removed as part of the development process, and will be replaced with a usable ramp and docks, 3) passive recreation space is proposed

throughout the site for the enjoyment of the future residents, and 4) sidewalks are proposed on both sides of the onsite roads for the use of the future residents.

Canal Place

Affirmation of Conformance with Sussex County Comprehensive Plan

Land Use Element

The 12.1 acre site is designated as General Residential within the **Environmentally Sensitive Developing Area** according to the Sussex County Comprehensive Plan dated January, 2003. Additionally, the current zoning of the property is GR General Residential and the existing use is an 87 unit trailer park, therefore the application is consistent with this portion of the Comprehensive Plan.

The **purpose** of the Environmentally Sensitive Developing Area as stated in the Sussex County Comprehensive Plan is to protect the Inland Bays from insensitive development in particular with regard to controlling “the density of development, preserve open space and valuable habitat and to prevent excessive levels of sediments and nutrients in waterways”. As demonstrated by the plan and the information presented above, the neighborhood plan has limited the gross density to 87 homes matching the number of existing lots or dwellings units there today while preserving the environmentally sensitive areas of the site and reducing post-development nutrient loads to lower levels than that produced by the existing trailer park use.

In **Guidelines for Infrastructure**, the Comprehensive Plan states that “Extension of wastewater systems in this area to serve failing on-site systems and new development will protect the Inland Bays from excessive amounts of nutrients”. The proposed plan for Canal Place includes continuing use of the recently installed on-site Sussex County Ordinance 38 sanitary sewer system transmitting sewerage to County treatment facilities, thus Canal Place is in accordance with this element of the Comprehensive Plan.

The **Guidelines for Housing Types** section states that “housing types approved in the Environmentally Sensitive District include single family detached homes”, etc. The proposed homes for Canal Place are single family detached, thus in conformance with the Comprehensive Plan.

In the **Guidelines for Density** section, the Comprehensive Plan suggests that the County enact an ordinance requiring that “major developments” provide the information contained in this Report. Additionally, “when a central wastewater system is provided, residential density would be permitted up to the maximum allowable density of the underlying zoning district”. The maximum allowable density for this GR zoned site is the 87 dwelling units previously approved by the Sussex County Council and the proposed density for the site is 87 dwelling units and is, thus, in conformance with the Sussex County Comprehensive Plan.

Mobility Element

Conformity with regard to the Mobility Element of the Comprehensive Plan lies in the fact that though the site is identified as a “Problem Area”, the local streets that provide access to the community are currently under improvement due to the new development that surrounds the property. In addition, there is no increase in the number of homes, thus the traffic, so that the project is neutral in this respect.

Water and Wastewater Element

As stated above, potable water will be provided by Sussex Shores and wastewater disposal via Sussex County. As such the project is in conformance with this element of the Comprehensive Plan.

Conservation Element

Several key factors establish Canal Place's conformity to this element of the plan:

- A 50' buffer from tidal wetlands has been provided as required by Ordinance.
- No 404 wetlands impacts requiring a permit have been proposed.
- The new community will be tied into the County sewerage treatment facilities per the Comprehensive Plan Action Plans tactics.
- No endangered species have been identified on the property by any agency governing same.
- Nitrogen and phosphorous will be reduced to required post-development levels by virtue of on-site storm water management facilities and Best Management Practices.

Recreation & Open Space Element

Canal Place conforms to this element of the Comprehensive Plan by virtue of certain points made in the Recreation and Open Space Growth Management Strategies section:

- Though this is a small scale project, on-site active and passive recreational opportunities have been provided in the form of open space and the existing boat piers that will be improved.
- The "development and maintenance of recreation and open space opportunities for resident and visitor enjoyment, and economic growth, in a manner that ensures environmental conservation" has been accomplished for the communities' residents and their visitors with the on-site open space, boating opportunities and preservation of tidal and non-tidal wetlands.

Housing Element

The Housing Element encourages mixed-use cluster development where public water and wastewater systems are provided. While a community of this small size cannot support a mix of uses, i.e. commercial, the proposed development is a cluster development situated on the already developed area of the site thus conforming to this element of the Comprehensive Plan.

Community Design Element

Canal Place achieves conformance with this element of the Comprehensive Plan through the use of a number of the Plan's Community Design Growth Management Strategies:

- The community has been designed in such a way as to provide a flexible plan that integrates conservation of open space and the natural environment with a mix of single family detached home types and recreational opportunities on a very small site.
- The organization of the neighborhood promotes neighborly interaction and results in a sense of community.

- The community design accommodates vehicular circulation and parking character and promotes community interaction and cohesion through a pedestrian friendly development pattern.

Historic Preservation Element

There are no historic preservation issues related to this site.

Economic Development

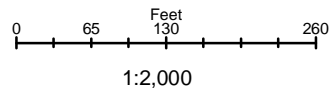
There is little in the Economic Development Element of the Comprehensive Plan that applies to a small neighborhood such as Canal Place. However, the following economic benefits will be derived from the development of this community that are, generally, in line with the Economic Development Growth Strategies:

- Land development and home building activities generate jobs.
- Transfer of the property to the developer and homes to the home buyer generate transfer and property taxes.
- The local and state economies benefit as follows:
- Reduction of nutrient loading to the Inland Bay as a result of on-site storm water management coupled with best management practices will result in improved water quality and, therefore, increased enjoyment by residents and visitors alike.

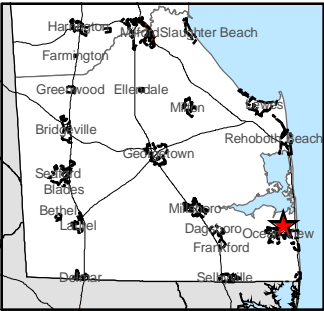
**Preliminary Land
Use Service (PLUS)**

**Canal Place
2004-05-13**

 Project Area
 Municipalities



Produced by the Delaware Office of
State Planning Coordination.
www.state.de.us/planning













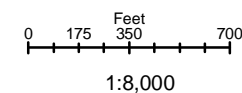
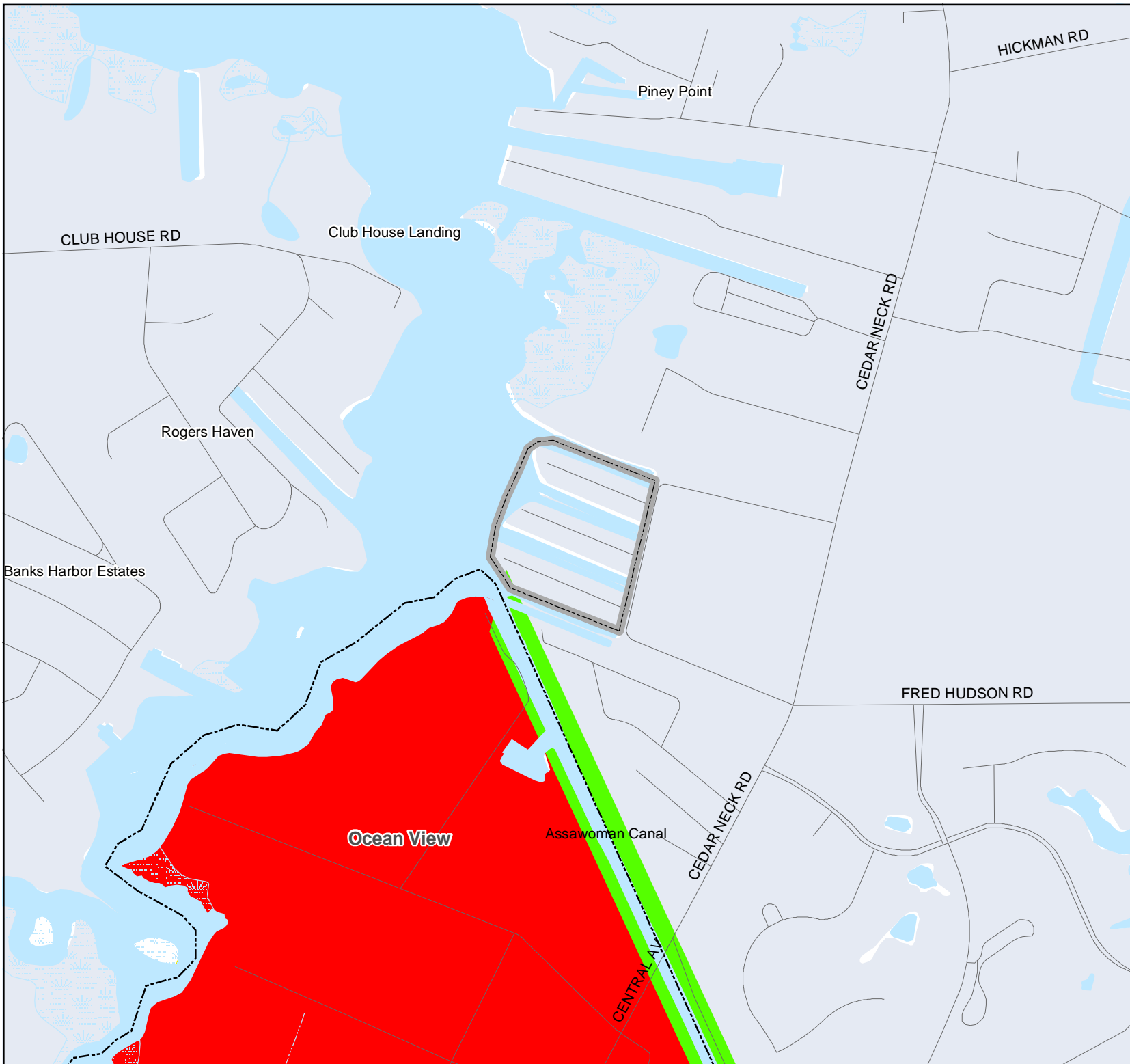
Ocean View

NOTE: This site plan is derived from selected portions of CAD drawing data provided by the applicant as a DWG file. It is intended only to indicate the general layout of the proposed project.

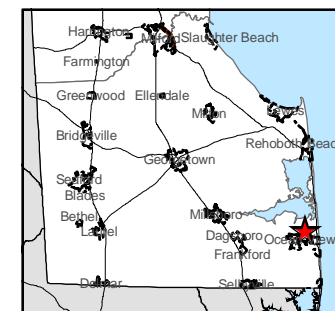
Preliminary Land Use Service (PLUS)

Canal Place
2004-05-13

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



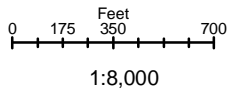
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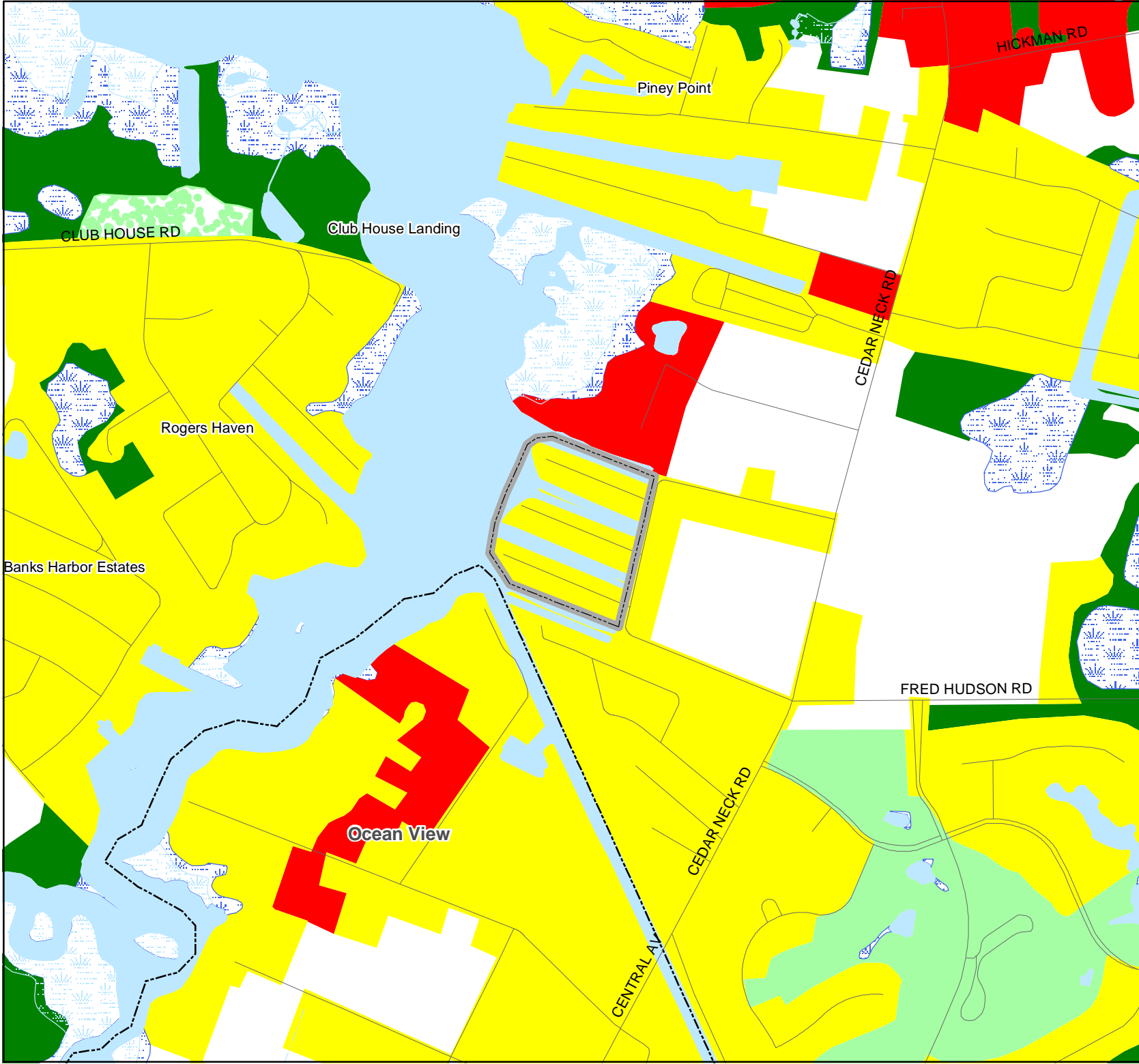
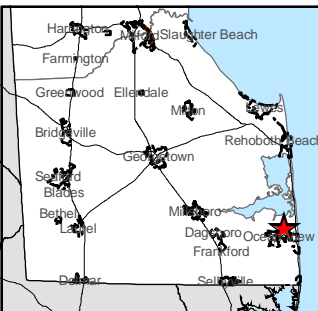
Preliminary Land Use Service (PLUS)

Canal Place
2004-05-13

- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



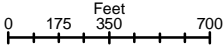
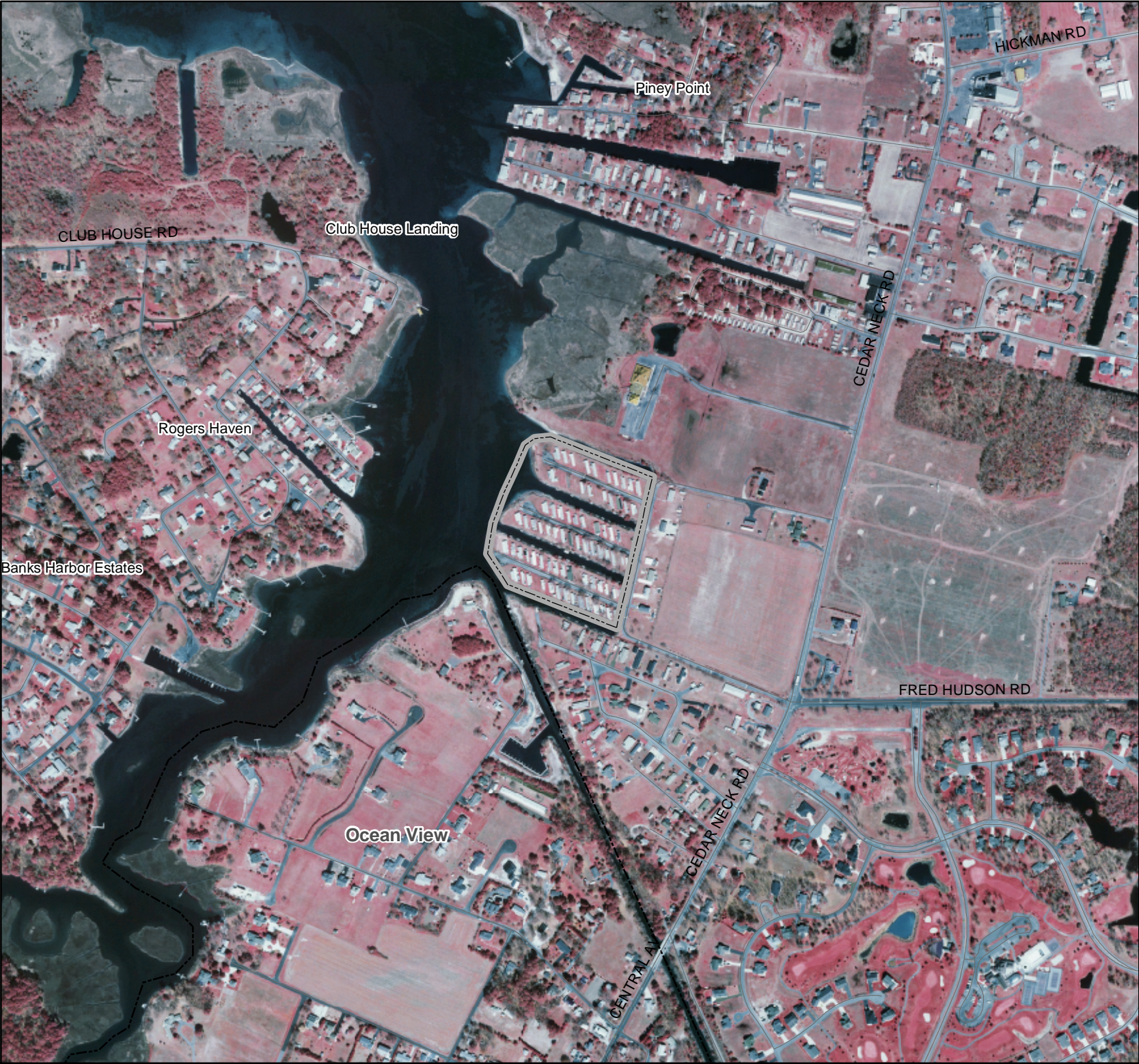
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Preliminary Land Use Service (PLUS)

Canal Place
2004-05-13
2002 False-Color
InfraRed Orthophotography

- Project Area
- Municipalities



1:8,000



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